

# Board of Adjustment



## *Agenda*

GARRETT MCCRAY - CHAIR

SCOTT THOMAS – VICE CHAIR  
NICHOLAS LABADIE  
TYLER STRADLING

GREG HITCHENS  
JUDAH NATIVIO  
DIANNE von BORSTEL

June 8, 2010  
City Council Chambers - Lower Level  
57 East First Street  
**REVISED**

### **4:30 p.m. STUDY SESSION**

- A. Discussion of items listed on Public Hearing Agenda
- B. Zoning Administrator Update:
  - 1. Presentation and discussion on Code Update including Telecommunications Chapter
- C. Election of officers for FY 2010-2011, beginning in July.

### **5:30 p.m. PUBLIC HEARING**

- A. CONSIDER MINUTES FROM THE MAY 11, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (\*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- \*1. BA10-013 256 East Broadway Road (Council District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the TCB-2 zoning district. (PLN2010-00058) **Continued from the May 11<sup>th</sup>, 2010 meeting.**

Staff Planner: Tom Ellsworth/Gordon Sheffield

Staff recommendation: Continuance to the July 13, 2010 meeting

Board decision: Continued to the July 13, 2010 meeting.

2. BA10-020 845 East Grandview Street (Council District 1) – Requesting a variance to: 1) allow a shade structure encroach into a required setback; 2) a detached accessory structure to exceed the maximum height allowed in a side yard; and 3) a detached accessory structure to exceed the maximum floor area allowed in a side yard, all in the R1-7 zoning district. (PLN2010-00081) **Continued from the May 11, 2010 meeting.**

Staff Planner: Tom Ellsworth/Gordon Sheffield

Staff recommendation: Denial

Board Decision: Continued to the July 13, 2010 meeting

3. BA10-021 1336 East Harvest Street (Council District 1) – Requesting a variance to allow an addition to encroach into a required setback in the R1-6 zoning district. (PLN2010-00088) **Continued from the May 11, 2010 meeting.**

Staff Planner: Lesley Davis

Staff recommendation: Continuance to the July 13, 2010 meeting

Board Decision: Continued to the July 13, 2010 meeting

- \*4. BA10-030 313 South Pioneer Street (Council District 2) – Requesting a Substantial Conformance Improvement Permit to allow the division of land in the R-3 zoning district. (PLN2010-00106)

Staff Planner: Angelica Guevara

Staff recommendation: Continuance to the July 13, 2010 meeting

Board Decision: Continued to the July 13, 2010 meeting

- \*5. BA10-033 125 West Main Street (Council District 2) - Requesting a variance to allow signage to exceed the maximum area allowed in the TCC zoning district. (PLN10-00114)

Staff Planner: Tim Lillo

Staff recommendation: Case Withdrawn

- \*6. BA10-034 1237 North 66<sup>th</sup> Place (Council District 5) - Requesting a variance to: 1) allow an accessory structure to exceed the maximum height allowed in a side yard; and 2) allow an accessory structure to exceed the maximum floor area allowed for a detached structure in the rear yard, both in the R1-9 zoning district. (PLN2010-00130))

Staff Planner: Gordon Sheffield

Staff recommendation: Approval with conditions

Board Decision: Approved with conditions

- \*7. BA10-035 7750 East Broadway Road lots 39, 347, 362, 599, 612, 659, 815, 822, and 909 (Council District 6) - Requesting a variance to allow a reduction of the side yard in an RV park in the R-2-PAD zoning district. (PLN2010-00129)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

Board Decision: Approved with conditions

- \*8. BA10-036 1605 South Stapley Drive (Council District 4) - Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the M-1-CUP zoning district. (PLN2010-00140)
- Staff Planner: Tim Lillo  
Staff recommendation: Approval with conditions  
Board Decision: **Approved with conditions**
- \*9. BA10-037 559 North Pasadena Street (Council District 4) - Requesting a Substantial Conformance Improvement Permit to allow the development of an additional dwelling unit in the R-2 zoning district. (PLN2010-00145)
- Staff Planner: Angelica Guevara  
Staff recommendation: **Case Withdrawn**
10. BA10-038 2502 East Ivy Street (Council District 1) - Requesting a variance to allow a structure to: 1) encroach into the side yard; 2) exceed the maximum height allowed in a side yard; and 3) be located closer than six feet from the existing home, all in the R1-9 zoning district. (PLN2010-00149)
- Staff Planner: Angelica Guevara  
Staff recommendation: Denial  
Board Decision: **Denied**
- \*11. BA10-039 214 North Gilbert Road (Council District 2) – Requesting a Special Use Permit to allow a Comprehensive Sign Plan in the R-3 zoning district. (PLN2010-00157)
- Staff Planner: Tim Lillo  
Staff recommendation: Approval with conditions  
Board Decision: **Approved with conditions**
- \*12. BA10-040 6838 East Superstition Springs Blvd (Council District 6) – Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the C-2-DMP zoning district. (PLN2010-00158)
- Staff Planner: Gordon Sheffield  
Staff recommendation: Approval with conditions  
Board Decision: **Approved with conditions**

D. OTHER BUSINESS:

1. Request for reconsideration of Case BA10-022, 445 North Stapley Drive

**Denied**

E. ITEMS FROM CITIZENS PRESENT.